127.0	0005	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	931,100 / 931,100
					USE VALUE:	931,100 / 931,100
					ASSESSED:	931,100 / 931,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	-48	MOULTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KUNJIR SHANKAR SAKHARAM
Owner 2:	KUNJIR JAYSHREE SHANKAR
Owner 3:	
Street 1:	340 COMMON ST
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	MOSKALUK THOMAS G/ TRUSTEE -
Owner 2:	MOSKALUK FAMILY IRREVOCABLE TR -
Street 1:	48 MOULTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2890 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4410.000	544,500		386,600	931,100
Total Card	0.101	544,500		386,600	931,100
Total Parcel	0.101	544,500		386,600	931,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.18 | /Parcel: 322.18

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 82332

GIS Ref

GIS Ref

Insp Date 04/14/18

!9888!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0005-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	544,500	0	4,410.	386,600	931,100		Year end	12/23/2021
2021	104	FV	520,900	0	4,410.	386,600	907,500		Year End Roll	12/10/2020
2020	104	FV	521,100	0	4,410.	386,600	907,700	907,700	Year End Roll	12/18/2019
2019	104	FV	399,800	0	4,410.	386,600	786,400	786,400	Year End Roll	1/3/2019
2018	104	FV	399,500	0	4,410.	342,400	741,900	741,900	Year End Roll	12/20/2017
2017	104	FV	375,900	0	4,410.	287,200	663,100	663,100	Year End Roll	1/3/2017
2016	104	FV	375,900	0	4,410.	287,200	663,100	663,100	Year End	1/4/2016
2015	104	FV	337,000	0	4,410.	248,500	585,500	585,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:46:00

LAST REV

Date	Time
11/12/19	11:05:23
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9888

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSKALUK THOMAS	1535-53		10/11/2018		960,000	No	No		
MOSKALUK THOMAS	1512-61		7/26/2017	Convenience	1	No	No		
CIVITTOLO JOSEP	1138-53		7/29/1994		265,000	No	No		Y

USER DEFINED

Prior Id # 1:	82332
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/2019	593	Alterati	8,700	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	Inspected	BS	Barbara S
4/5/2018	MEAS&NOTICE	CC	Chris C
11/1/2008	Meas/Inspect	345	PATRIOT
11/30/1999	Meas/Inspect	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4410		Sq. Ft.	Site		0	70.	1.25	8									386,610						386,600	

Total AC/HA:	0.10124	Total SF/SM:	4410	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	386,610	Spl Credit		Total:	386,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	40	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.01332176
Const Adj.:	0.97806144
Adj $ / SQ:	178.396
Other Features:	149000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	739807
Depreciation:	195309
Depreciated Total:	544498

COMMENTS

FPL=NON-FUNCTIONAL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	7	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	8	5	M

Totals		
2	13	7

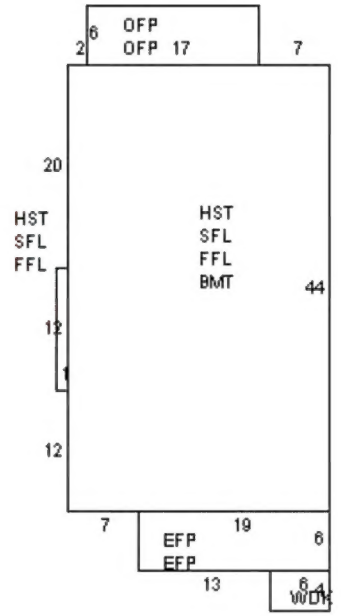
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.40
Special Features:	0	Val/Su Net:	121.27
Final Total:	544500	Val/Su SzAd	188.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,156	178.400	206,226
SFL	Second Floor	1,156	178.400	206,226
BMT	Basement	1,144	53.520	61,226
HST	Half Story	578	178.400	103,113
EFP	Enclos Porch	228	38.310	8,734
OFP	Open Porch	204	24.050	4,906
WDK	Deck	24	15.650	376

	Net Sketched Area:	4,490		Total:	590,807
Size Ad	2890	Gross Area	5068	FinArea	2890

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

127.0-0005-0026.0

IMAGE

AssessPro Patriot Properties, Inc